152.0	0009	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,900 / 757,900
					USE VALUE:	757,900 / 757,900
					ASSESSED:	757,900 / 757,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TARANTINO JOSEPH J
Owner 2:	TARANTINO CHRISTINE F
Owner 3:	
Street 1:	5 PERKINS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,924 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 2166 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3924.000	326,700	1,000	430,200	757,900
Total Card	0.090	326,700	1,000	430,200	757,900
Total Parcel	0.090	326,700	1,000	430,200	757,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.84 | /Parcel: 349.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 101213
GIS Ref:
GIS Ref:
Insp Date: 06/09/18

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0009-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,700	1000	3,924.	430,200	757,900	757,900	Year End Roll	12/18/2019
2019	101	FV	283,900	1100	3,924.	403,300	688,300	688,300	Year End Roll	1/3/2019
2018	101	FV	283,900	1100	3,924.	333,400	618,400	618,400	Year End Roll	12/20/2017
2017	101	FV	283,900	1100	3,924.	306,500	591,500	591,500	Year End Roll	1/3/2017
2016	101	FV	283,900	1100	3,924.	279,600	564,600	564,600	Year End	1/4/2016
2015	101	FV	251,700	1100	3,924.	274,200	527,000	527,000	Year End Roll	12/11/2014
2014	101	FV	251,700	1100	3,924.	254,900	507,700	507,700	Year End Roll	12/16/2013
2013	101	FV	251,700	1100	3,924.	242,500	495,300	495,300		12/13/2012

!11960!

PRINT

Date	Time
12/11/20	02:05:07

LAST REV

Date	Time
06/18/18	11:41:26

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11960

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUZZI NANCY J	29431-482		11/27/1998		310,000	No	No		Y

USER DEFINED

Prior Id # 1:	101213
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	485	Manual	2,250					

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Inspected	HS	Hanne S
4/27/2018	MEAS&NOTICE	CC	Chris C
6/18/2014	External Ins	PC	PHIL C
1/15/2009	Meas/Inspect	336	PATRIOT
1/4/2000	Inspected	264	PATRIOT
11/22/1999	Measured	272	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3924		Sq. Ft.	Site		0	80.	1.37	9									430,177						430,200	

Total AC/HA: 0.09008 | Total SF/SM: 3924 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 430,177 | Spl Credit | Total: 430,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRREN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27203798
Const Adj.:	0.99435562
Adj $ / SQ:	158.107
Other Features:	82000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	473488
Depreciation:	146781
Depreciated Total:	326707

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

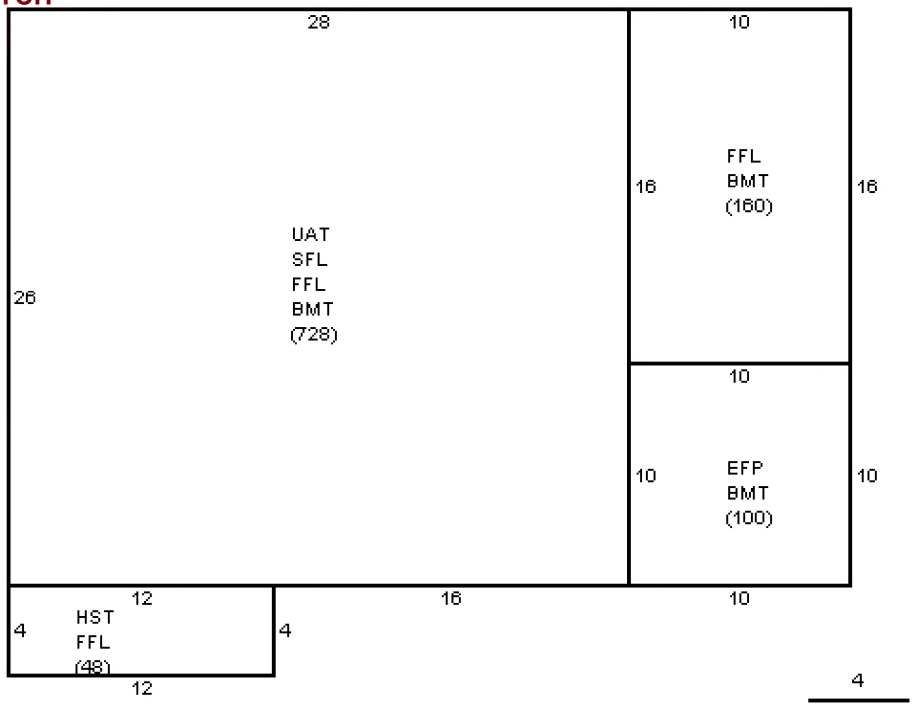
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.92
Special Features:	0	Val/Su Net:	110.45
Final Total:	326700	Val/Su SzAd	193.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	56.680	56,001
FFL	First Floor	936	158.110	147,988
SFL	Second Floor	728	158.110	115,102
UAT	Upper Attic	182	110.680	20,143
EFP	Enclos Porch	100	54.140	5,414
HST	Half Story	24	158.110	3,795
	Net Sketched Area:	2,958	Total:	348,443
Size Ad	1688	Gross Are	3528	FinArea 2166

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0009-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X24	A	AV	1999	3.23	T	16	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:	Total: 1,000